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Sherwood Mews

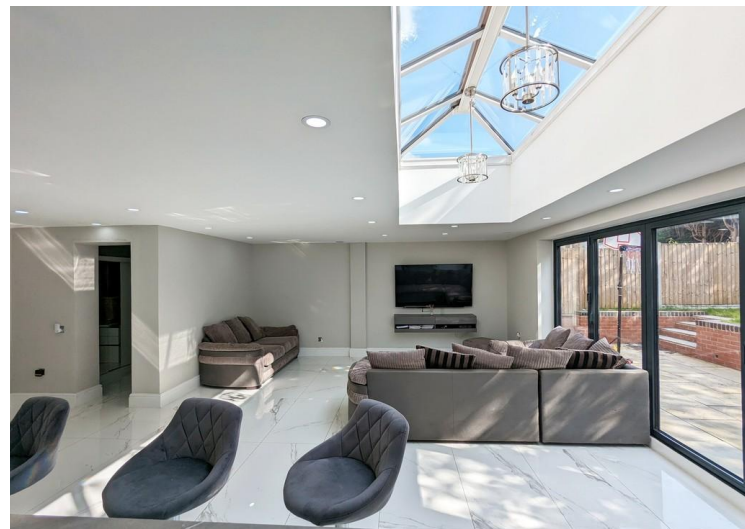
Hall Green, Birmingham, B28 0EW

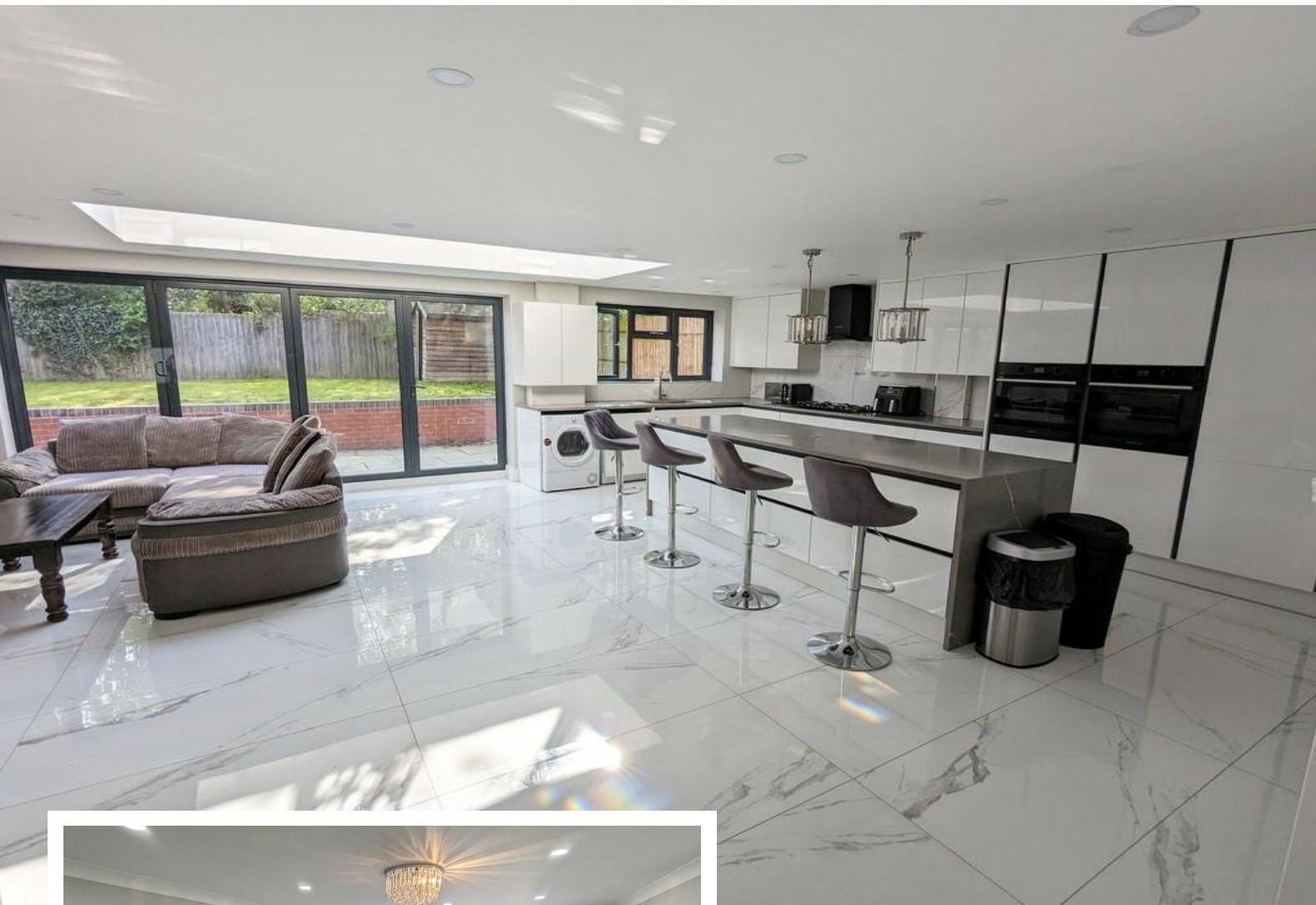
- An Extended Detached Family Home
- Four Bedrooms
- Impressive Re-Fitted & Extended Family Dining Kitchen
- Re-Fitted En-Suite Shower Room & Family Bathroom
- South West Facing Rear Garden

Offers In Region Of £525,000

EPC Rating 65

Current Council Tax Band F





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to gated side access to rear garden, up and over garage door, UPVC double glazed double doors leading into

Enclosed Porch

With obscure double glazed windows, tiled flooring and double glazed door leading through to

Entrance Hallway

With ceiling light points, coving to ceiling, radiator, tiled flooring, stairs leading to the first floor accommodation and doors leading off to

Re-Fitted Guest WC to Front

With low flush WC, vanity sink, obscure double glazed window to front, complementary tiling to half height, tiled flooring, ladder style radiator and ceiling light point



Reception Room to Front

12' 0" x 19' 7" into bay (3.66m x 5.97m) With double glazed bay window to front elevation, ceiling light points, coving to ceiling, radiator and gas fireplace with marble effect hearth and decorative surround

Impressive Extended & Re-fitted Family Dining Kitchen to Rear

23' 9" x 28' 4" (7.24m x 8.64m) Being re-fitted with a range of high gloss, handle-less wall, drawer and base units with complementary stone work surfaces, inset sink with mixer tap, marble effect tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level double ovens, space and plumbing for washing machine and tumble dryer, integrated fridge, freezer and dishwasher, central island with breakfast bar seating area, cupboard housing boiler, a range of ceiling light points, feature roof lantern, marble effect flooring with under-floor heating, double glazed window to rear, double glazed folding doors opening out to the South West facing rear garden and door leading to



Utility Area

7' 2" x 8' 0" (2.18m x 2.44m) With radiator, ceiling light points, marble effect flooring and door leading into



Study/Playroom

17' 0" x 8' 6" (5.18m x 2.59m) With ceiling light points, coving to ceiling, wood effect flooring, extractor fans and two wall mounted heaters

Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, coving to ceiling, airing cupboard and doors leading off to

Bedroom One to Front

9' 10" x 14' 9" (3m x 4.5m) With double glazed window to front elevation, radiator, ceiling light point and door leading into



Re-fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls and floor, extractor, shaver socket, ladder style radiator and ceiling light point



Bedroom Two to Rear

11' 6" x 10' 0" (3.51m x 3.05m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 0" x 9' 0" (2.74m x 2.74m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

9' 0" x 6' 9" (2.74m x 2.06m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Side

Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls and floor, ladder style radiator, shaver socket, extractor and spot lights to ceiling

South West Facing Rear Garden

Having a paved patio, steps to raised lawned area, fencing to boundaries, mature tree, garden shed and wide gated side access to driveway being 5' 3" in width

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.